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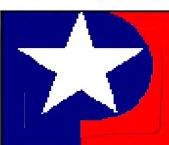
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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,390,800 / 1,390,800
USE VALUE: 1,390,800 / 1,390,800
ASSESSED: 1,390,800 / 1,390,800
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WRIGHT JESSICA J &	
Owner 2: WRIGHT CHRISTOPHER A	
Owner 3:	

Street 1: 26 ACADEMY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: BRADLEY MORTON C JR -

Owner 2: -

Street 1: 20 MAPLE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .341 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Clapboard Exterior and 3163 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14850		Sq. Ft.	Site		0	90.	0.58	10									778,952						779,000	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								14850.000		611,800				779,000		1,390,800						80085	
																						GIS Ref	
																						GIS Ref	
																						Insp Date	
																						05/11/18	

USER DEFINED

Prior Id # 1:	80085
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	09:24:29
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								Parcel ID		PAT ACCT.								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date								
2022	101	FV	611,800	0	14,850.	779,000	1,390,800		Year end	9653!								
2021	101	FV	593,600	0	14,850.	779,000	1,372,600		Year End Roll	12/23/2021								
2020	101	FV	700,300	0	14,850.	779,000	1,479,300	1,479,300	Year End Roll	12/10/2020								
2019	101	FV	520,200	0	14,850.	822,200	1,342,400	1,342,400	Year End Roll	12/18/2019								
2018	101	FV	520,200	0	14,850.	605,900	1,126,100	1,126,100	Year End Roll	1/3/2019								
2017	101	FV	520,200	0	14,850.	579,900	1,100,100	1,100,100	Year End Roll	12/20/2017								
2016	101	FV	520,200	0	14,850.	536,600	1,056,800	1,056,800	Year End	1/4/2016								
2015	101	FV	483,400	0	14,850.	450,100	933,500	933,500	Year End Roll	12/11/2014								

SALES INFORMATION

Grantor								Legal Ref		Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes			
BRADLEY MORTON								46604-470		Change>Sale	12/5/2005	750,000		No	No	SUBDIVISION PLAN 1682 OF 2005						
								10311-526			7/13/1963			No	No	N						

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/15/2019	207	New Wind	8,000	C				2 replcmnt doors	5/11/2018	MEAS&NOTICE	HS	Hanne S
10/30/2014	1464	Alterati	1,000					Replace corner sof	2/14/2009	Meas/Inspect	372	PATRIOT
11/6/2006	954	Inter Fi	28,000			G8	GR FY08	FRAMING INSULATION	3/30/2006	MLS	MM	Mary M
12/23/2005	1169	Inter Fi	270,000	O		G7	GR FY07	NEW KIT, BTHS, MEC	3/28/2006	Permit Visit	BR	B Rossignol
12/9/2005	1137	Inter-De	10,000	C		G7	GR FY07		3/28/2006	Fieldrev-Chg	BR	B Rossignol
6/1/1998	340	Re-Roof	3,450					REROOF HOUSE/GARAG	3/27/2006	OWNR INFO	BR	B Rossignol
									3/27/2006	Info Fm Plan	BR	B Rossignol
									11/6/2000	Hearing Chag		
									4/21/2000	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

